

RESOLUTION NO. 2024-72

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF VISALIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT NO. 2024-05: A REQUEST BY THE CITY OF VISALIA TO EXPAND THE URBAN GROWTH BOUNDARY BY ANNEXING TWO PARCELS INTO THE CITY LIMITS, AND TO CHANGE APPROXIMATELY ONE ACRE ON THE SITE FROM RESIDENTIAL VERY LOW DENSITY LAND USE DESIGNATION TO PARKS/RECREATION LAND USE DESIGNATION. THE PROPOSED PROJECT IS LOCATED AT THE NORTHWEST CORNER OF NORTH DINUBA BOULEVARD AND WEST RIVERWAY COURT.

(APN: 078-110-021 & 078-110-006)

WHEREAS, General Plan Amendment No. 2024-05 is a request to expand the Urban Growth Boundary by annexing two parcels into the City limits, and to change approximately one acre on the site from Residential Very Low Density land use designation to Parks/Recreation land use designation. The proposed Project is located at the northwest corner of North Dinuba Boulevard and West Riverway Court (APN: 078-110-021 & 078-110-006); and

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on March 24, 2025; and

WHEREAS, the Planning Commission of the City of Visalia considered General Plan Amendment No. 2024-05 to be in accordance with Section 17.54.070 of the Zoning Ordinance of the City of Visalia based on evidence contained in the staff report and testimony presented at the public hearing; and

WHEREAS, an Initial Study was prepared which disclosed that no significant environmental impacts would result from this project and mitigation measures are not required; and

WHEREAS, the Planning Commission of the City of Visalia, after a duly published notice, did reviewed this proposal and hold a public hearing on March 24, 2025, and found it to be consistent with the General Plan.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the City Council adopt Negative Declaration No. 2024-61 prepared for Annexation No. 2024-04 and General Plan Amendment No. 2024-05 consistent with the California Environmental Quality Act and City of Visalia Environmental Guidelines.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of General Plan Amendment No. 2024-05 based on the following specific findings and evidence presented:

1. That the proposed General Plan Amendment is consistent with the goals, objectives, and policies of the General Plan, and is not detrimental to the public

health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

2. That the proposed General Plan Amendment, in creating an additional one acre of Parks / Recreation designation, will not impose new land uses or development that will adversely affect the subject site or adjacent properties.
3. The loss of approximately one acre of Very Low Density land use designation will not have an impact upon the Housing Crisis Act of 2019 (State Government Code Section 66300) since the General Plan land use designation being eliminated amounts to approximately 0.25 acres of land that is specified for development at a density of 0.1 to 2 units per gross acre, and being that the size and configuration of the land use designation does not meet City standards for accommodating any residences.
4. That the General Plan Amendment, including the expansion of the Urban Development Boundary, will help facilitate the development of an overflow parking lot and dog park consistent with the General Plan Policies, including Policy PSCU-P-14, which requires the *“design of parks to enhance neighborhood character and minimize negative impacts,”* and Policy PSCU-P-24, which promotes *“innovative park design that responds to neighborhood needs and user groups,”* being that the improvements of Riverway Sports Park with the development of the dog park and overflow parking lot promote innovative park design and enhance the area.
5. That an Initial Study was prepared for this project, consistent with the California Environmental Quality Act, which disclosed that environmental impacts are determined to be less than significant and that Negative Declaration No. 2024-61, is hereby adopted. Furthermore, the design of the dog park and proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Visalia recommends approval to the City Council of General Plan Amendment No. 2024-05, as depicted per Exhibit “A” attached herein, on the real property described herein, in accordance with the terms of this resolution and under the provisions of Section 17.54.070 of the Ordinance Code of the City of Visalia.

Commissioner Peck offered the motion to this resolution. Commissioner Norman seconded the motion, and it carried by the following vote:

AYES: Commissioners Peck, Norman, Davis, Tavaréz, Beatie

NOES:

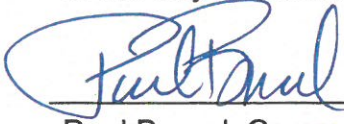
ABSTAINED:

ABSENT:

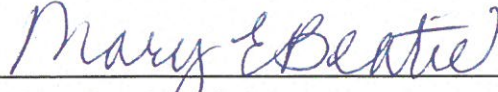
STATE OF CALIFORNIA)
COUNTY OF TULARE) ss
CITY OF VISALIA)

ATTEST: Paul Bernal, Community Development Director

I, Paul Bernal, Secretary of the Visalia Planning Commission, certify the foregoing is the full and true Resolution No. 2024-72, passed and adopted by the Planning Commission of the City of Visalia at a regular meeting held on March 24, 2025.



Paul Bernal, Community Development Director



Mary Beatie, Chairperson

Exhibit "A" of Planning Commission Resolution No. 2024-72 – General Plan Land Use Map

